

Unanimous decision

Township rejects townhouse proposal

By SHEILA HODGES
Staff Correspondent

At the meeting of the Dallas Township Zoning Board held Oct. 18, the proposal to build 14 townhouses at Carden Avenue, Dallas was rejected.

This matter has been closely followed since May when a group of residents learned of the proposal to build a cluster of two story townhouses inside the triangle formed by Church Street, Claude Street and East Center Hill Road.

When they first heard that developers Sobeck and Lindquist of Luzerne, had applied to build on the land behind their house, Tom and Debbie Hadzor of East Center Hill Road started a petition.

The petition was presented to the

Dallas Township Planning Commission on June 8. The Hadzors were horrified that 14 houses could be proposed for such a small area (less than two acres) and, with their neighbors, were determined to "see the matter through."

Sobeck and Lindquist, on the other hand, thought their request was a reasonable one.

"We could have applied to put up an apartment building, but we wanted housing that we could sell," said John Sobeck. Attorney Townsend described townhouses as being "rather like apartments on their sides instead of going upwards," and stated that the amount of land allotted to each one should be looked into very carefully when discussing the Findings of Fact at the meeting.

The Hadzors and some of their

neighbors had faithfully attended all the Zoning Board meetings since June and, at the July meeting, objections to the proposal were taken on oath from all those present.

Tom Hadzor has acted as spokesman and recorded fears of increased traffic presenting a danger to children along the already busy East Center Hill Road; the increased demand on the area's water and sewerage facilities and the concern uppermost in the minds of the Claude Street residents, surface drainage. The area currently acts as a natural sump for the water run-off in wet weather. At the September meeting, Red Carey of Claude Street presented photographs taken during a wet spell showing the "flood" water swirling round his driveway. The residents

feared that if the land were "improved," the water would have nowhere else to go but straight into their yards and basements which already attract the surplus water.

When questioned about this factor, Sobeck said that the improvement of the land would correct this situation but that was the opposite of the feeling of those residents.

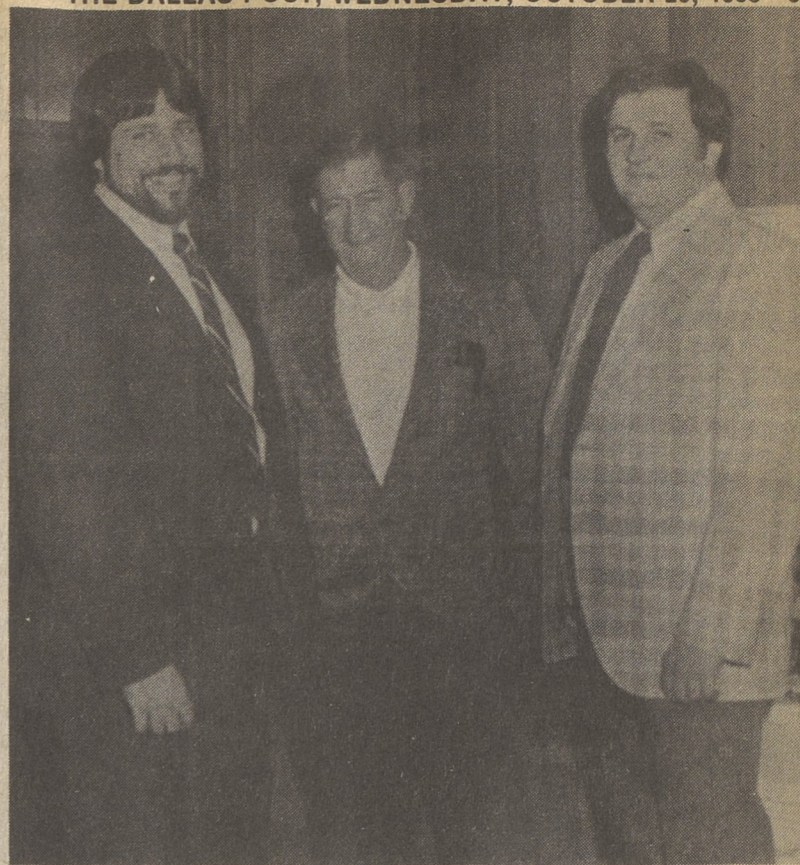
Other reservations were concerned with such things as: whether there was sufficient parking for the additional expected cars, whether the common land would be maintained properly, whether there was play space for the additional children and for safety's sake whether there would be room for fire trucks should the need ever arise. Some were also concerned as to whether the water supply would be able to handle the increased demand due to the drop in pressure frequently experienced in dry weather.

At the Oct. 18 meeting, the Zoning Board discussed the Findings of Fact which it had previously prepared and made minor amendments. The members were unhappy over the discrepancy in lot size which they found in the plans.

Jay May stated he felt the ordinance as it presently stands should be updated to "avoid this sort of problem in the future." Jim Aitken felt that provision for some landscape features should have been made. All residents felt that the topography did not lend itself to "improvement" and that it would undoubtedly increase the surface drainage problems currently being experienced.

A comparison to the Newberry development was made, but Atty. Frank Townsend, solicitor for Dallas Township, said that was a condominium and that was a different type of development.

At the conclusion of the Findings of Fact, a motion to deny the proposal was carried unanimously.



Demos hold dinner

The Harveys Lake Democratic Committee and candidates recently held a fund-raising dinner dance at the Harveys Lake Pub. In addition to the Harveys Lake candidates, the Luzerne County Democratic candidates were also in attendance. A follow-up rally will be held Tuesday, Nov. 1, at 7:30 p.m. at Joe's Grotto, Sunset. Shown here are a few of the candidates who attended the dance. From left, Bob Maximowicz, council candidate; Bill Gallagher, council candidate and Marty Noon, school board candidate.

Jackson Township awarded grant

Jackson Township has been notified by the Luzerne County Board of Commissioners of the award of a Capital Improvement Project Grant in the amount of \$40,000 and Acquisition assistance in the amount of \$10,000 which will be utilized by the Township for the acquisition and development of property for recreation facilities.

The Township anticipates that acquisition activities will be completed by Nov. of 1983, and development of land by June, 1984.

Funding for the project was derived through the County's Office

of Community Development's annual Block Grant allocation. According to CD policy, participating communities are eligible to receive a Capital Improvement grant once within a three-year period. It is the responsibility of the municipality to determine their priority project, which is then submitted to the OCD for consideration in the preparation of their annual funding application to the Department of Housing and Urban Development.

In addition, Jackson Township is eligible for further assistance

through the County's Community Development Program, if required. Residents of the township, who meet eligibility requirements, may apply for a home improvement grant or loan, through the County's Home Rehabilitation Grant and Loan Programs. In the event the township is plagued with vacant-delinquent structures which threaten public safety, assistance in razing these structures is available through the County's Demolition Program.

Further information on these programs may be obtained by calling the County's Office of Community Development.

Franklin Township joins Trust Group

Franklin Township Supervisors, Willard Race, Joseph Stankus, and Russell Race recently announced their success in joining the Township as a member of the Pennsylvania Local Government Investment Trust.

The Supervisors passed an ordinance to join the TRUST in May of 1983. They felt it would benefit the taxpayers of the Township by investing all idle township funds. The Township can now earn high money market yields, while being

provided with daily liquidity.

The following is a comparison of interest revenue earned by the Township for a three year period:

General Fund, 1981 actual, none; 1982 actual, \$160.07; accrued to 9-30-83, \$687.58; Liquid Fuels, 1981 actual \$310.33; 1982 actual \$746.23; accrued to 9-30-83, \$818.93; Revenue sharing 1981 actual, none; 1982 actual, none; accrued to 9-30-83, \$15.52; 1981 actual \$310.33; 1982 actual, \$906.30; accrued to 9-30-83 \$1,522.03.

Chairman Willard Race advises

that even though some investing began in 1982, greater success has been realized in 1983. The township has realized a 490 percent increase to September 30 from 1981's interest revenue. This percentage will increase even more by the end of the 1983 fiscal year. The supervisors also noted that the township will be investing funds for only seven months of 1983, and are looking forward to the amount of interest revenue that will be earned for one full year in 1984.



Planning fair

Joan Schuman, left, Gertrude Schneider, center and Pauline Roth chat a moment while preparing for the annual craft fair sponsored by the women of the Prince of Peace Episcopal Church. The fair is slated for Nov. 9 in the parish house.

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		Increase
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1974	62 mills	4 mills
1975	67 mills	5 mills
1976	72 mills	5 mills
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1978	90 mills	12 mills
1979	96 mills	6 mills
1980	104 mills	8 mills
1981	104 mills	0 mills
1982	111 mills	7 mills
1983	111 mills	0 mills

Let's DO SOMETHING ABOUT THIS. Lend your support to the CONCERNED TEAM.

VOTE
HARRY C. SICKLER-JOHN P. GEORGE
DONALD R. JONES
For
DALLAS AREA SCHOOL DIRECTORS

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